



## Home for Rent

**11142 Aberdeen St NE #F  
Blaine, MN 55449**



Contact information:

**33<sup>rd</sup> Company, Inc. Property Management**  
[www.33rdcompany.com](http://www.33rdcompany.com)

Property Manager: **Lynn Sedlack (651) 777-5500**    [rentals@33rdcompany.com](mailto:rentals@33rdcompany.com)

### **Property overview**

Newer Rottlund town home with neutral décor. Main level has open floor plan and a clean and spacious kitchen. Kitchen features a center island, large pantry, and light oak trim cabinets. The appliances are newer and include an over the range microwave. The main level has a large and open living room and adjacent dining room with a dining area with breakfast bar.

Upper level has a huge loft area that would be perfect for an office or break-out area. The oversized Master bedroom has a 7x7 walk-in closet and master bathroom. There is another full bathroom on the upper level and laundry area as well. The second bedroom is a good size and has a large closet.

The home features an attractive exterior and 2 car garage that has a common driveway into the town home unit. The garage is insulated and ready for year round use and easy entryway into the main level.

This home is located in the Waterford Place development, and is part of the club west facilities that includes a swimming pool and tennis court. ([www.clubwesthoa.com](http://www.clubwesthoa.com)). Townhome is also conveniently located close to Super Target, Best Buy, Restaurants and Columbia Park Medical Group.

**Property information**

Rental price \$1199 per month  
 Property type Town home  
 Year built 2005  
 Bedrooms 2+  
 Baths 2 (1-Full,1-1/2)  
 Finished Sq. Ft. 1,632 SF  
 Fireplace None  
 School District 11-Anoka/Hennipen  
 763-506-1000  
 Garage type 2 car attached  
 (Garage Door Opener)  
 Smoking No  
 Pets Negotiable  
 Lease Term 1 year  
 Security deposit 1 month's rent  
 Appliances Stove, Refrigerator, Dishwasher, Microwave, Washer/Dryer, Central A/C, Water Softener  
 Utilities Included Trash, Snow removal (greater than 3") tenant to use de-icer salt., Lawn Care  
 Amenities Party Room, Club house, Exercise Room, Play Area. [www.clubwesthoa.com](http://www.clubwesthoa.com)



Upper Level	Dimension	Main Level	Dimension	Main Level	Dimension
Bedroom 1	19 x 13	Kitchen	13 x 14	Dining Room	10 x 13
Loft	16 x 12	Living Room	12 x 13		
Bedroom 2	12 x 10	Dining Room	12 x 13		



Our Associations




*Note: All information provided is deemed reliable but not guaranteed. Tenant to verify all information prior to signing lease.*

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**Our professionally managed rental homes consistently are some of the best values in the twin cities area.** Our homes are always spick-and-span when you take possession. We regularly schedule upgrades, and repairs, so that your home is always in working order. We also provide a detailed community rental booklet with each property that offers utility hook-up numbers, referrals for discounted Trash services and cable, community information, and emergency contact information for maintenance issues. We aggressively respond to your needs to ensure that your home is enjoyable. Our proactive management helps residents enjoy their homes, reduces turnover, and allows us to consistently provide the best rental values in the twin cities area.

**Once you find the home meeting your needs,** you will submit a standard MHA rental Application for each adult (18 years and older) that will occupy the home, a Pre-Lease agreement, and a \$35.00 non-refundable application fee. All applications are processed using our consistent screening guidelines and will include criminal history check, credit history check, checking rental references and verifying income. Your rental application is processed in 1 to 2 days. We are committed to the letter and spirit of the United States Fair Housing policy for the achievement of equal housing opportunity throughout the nation.

Upon approval of your application it will be necessary for you to pay the first month's rent upon signing the Lease. The security deposit is due on the day you move into the property. You will have an opportunity to complete a walk-thru inspection on your move-in day to note any discrepancies, which can be corrected, and/or documented on your move-in sheet. We do not charge residents on move-out for any damage except that beyond normal wear & tear.



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33<sup>rd</sup> Company provides Property Management services and manages and leases residential properties in the greater Twin Cities Minneapolis and St. Paul metropolitan area including: Minneapolis, St. Paul, Afton, Andover, Apple Valley, Bayport, Blaine, Brooklyn Center, Brooklyn Park, Burnsville, Carver, Champlin, Chanhassen, Bloomington, Circle Pines, Columbia Heights, Coon Rapids, Cottage Grove, Crystal, Eagan, Eden Prairie, Edina, Excelsior, Falcon Heights, Farmington, Forest Lake, Fridley, Golden Valley, Hastings, Hopkins, Hudson, Hugo, Inver Grove Heights, Lakeland, Lake Elmo, Lakeville, Lino Lakes, Little Canada, Maple Grove, Maplewood, Mendota, Minnetonka, New Brighton, New Hope, Newport, North Oaks, North St. Paul, Oakdale, Oak Park Heights, Plymouth, Prior Lake, Richfield, Robbinsdale, Rochester, Rosemount, Roseville, Savage, Shakopee, Shoreview, Shorewood, South St. Paul, Spring Lake Park, Spring Park, St Anthony, St. Louis Park, St. Paul Park, Stillwater, Vadnais Heights, Wayzata, West St. Paul, White Bear Lake, and Woodbury. We represent owners of residential rental properties, and provide rental management, leasing, rental referrals, and also structure rent to own and lease option programs that benefit owners and renters.